WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/06 08:06 2 pgs
Fees:13.00 Taxes:290.82

20060118-0006451

MY COMMISSION EXPIRES:
May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy I. Mosley	American Home Mortgage	081-060-096.00
(NAME)	(NAME)	
2707 Aspen Drive	538 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Excel Builders of Tennessee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy I. Mosley, and husband John D. Mosley Jr., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2707 Aspen Drive, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of January, 2006.

Excel Builders of Tennessee

By: Dwayne L. Bell

Dwayne L. Bell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dwayne L. Bell, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of the Excel Builders of Tennessee, the within named bargainor, and corporation, and that he/she as such President , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Dwayne L. Bell as such President.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2006.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

EXHIBIT A

BEING Lot No. 31 on the Plan of Cumberland Gardens as of record in Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 55 feet on the southerly side of Aspen Drive and extends back 187 feet on the easterly line and 191.7 feet on the westerly line to a dead line, measuring 55.5 feet thereon.

Being the same property conveyed to Excel Builders of Tennessee by deed from Isaiah Robinson, dated September 20, 2004, of record in Instrument # 20040922-0114053, Register's Office for Davidson County, Tennessee.